

Government of the District of Columbia

Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: *KB for* Meredith Soniat
Associate Director

DATE: January 16, 2025

SUBJECT: BZA Case No. 21401 – 1378 C Street NE

APPLICATION

Eric Konopka (the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests the Board of Zoning Adjustment (BZA) grant a Special Exception from the roof top or upper floor element requirements of Subtitle E § 204.1 to construct a two-story addition to an existing single-family home. The site is in the RF-1 Zone at 1378 C Street NE (Square 1032, Lot 41) and is served by a 10-foot public alley.

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action will not have adverse impacts on the District’s transportation network. DDOT has no objection to the approval of this application.

STREETSCAPE AND PUBLIC REALM

DDOT’s lack of objection to this application should not be viewed as an approval of the public realm. All elements of the project proposed within District-owned right-of-way, such as the bay windows, walkway, and fencing require the Applicant to pursue a public space construction permit.

The following item proposed in public space will need to be resolved by the Applicant during permitting:

- Wooden fence – the existing wooden fence behind the house that partially extends into public space appears to be unpermitted and above the allowed height of 42”. This fence should be relocated into private space or altered to comply with public space regulations.

DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT’s [Design and Engineering Manual](#),

Board of Zoning Adjustment
District of Columbia

CASE NO. 21401
EXHIBIT NO. 28

and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) website.

The Applicant is encouraged to participate in a Preliminary Design Review Meeting (PDRM) with DDOT and the Office of Planning to discuss the public space comments in this report.

HERITAGE AND SPECIAL TREES

According to the District's [Tree Size Estimator map](#), the property has three (3) Special Trees. DDOT expects that the Applicant coordinate with the Ward 6 Arborist regarding the preservation and protection of existing Special and small street trees.

Special Trees may be removed with a permit. However, if a Special Tree is designated to remain by DDOT's Urban Forestry Division, a Tree Protection Plan will be required.

MS:nh